

▶ Hampden has been home to people and businesses for hundreds of years. Over that time, the use of the land has changed in response to the technologies available and as the vocations people engaged in changed. In the late 19th and early 20th centuries, cities across the country began to adopt regulations that controlled how housing could be built, to improve the living conditions for thousands of people. Such efforts were successful and eventually evolved into a regulatory framework called “zoning” which is based on the premise that land uses should be somewhat segregated from each other in order to preserve the health, safety, and welfare of the local inhabitants.

The majority of the proposed amendments to the zoning ordinance are reformatting and clarification, to make the ordinance easier to use and understand. A few amendments are significant changes to the regulations, to streamline application processes or eliminate complex regulations that inhibit new investment in Hampden.

Planning Board - 2018

Gene Weldon, Chairman
 Jim Davitt, Secretary
 Jake Armstrong Peter Weatherbee
 Jennifer Austin Kelley Wiltbank
 Tom Dorrity

Town Council - 2018

Ivan McPike, Mayor
 Terry McAvoy, Deputy Mayor
 Mark Cormier David Ryder
 Dennis Marble Stephen Wilde

Staff

Karen M. Cullen, AICP Myles M. Block
 Town Planner Code Enforcement
 Officer

Land & Building Services



106 Western Ave.
 Hampden, ME 04444
 207-862-4500
www.hampdenmaine.gov

Town of Hampden



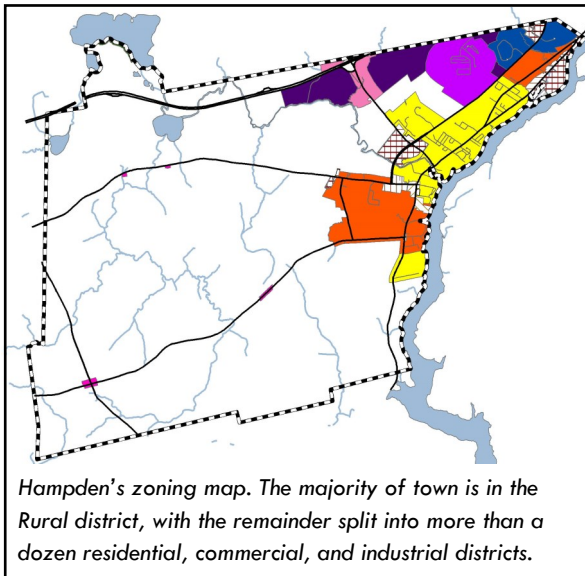
2018 Zoning Ordinance Amendments

Making Hampden's zoning user friendly and understandable.

**What is Zoning?
 And How Can We
 Improve Ours?**

What is Zoning?

Zoning consists of a set of regulations which govern land use in a community. At the core of most zoning ordinances today is a map that divides the town into various “zoning districts,” each with a purpose and intent that differentiates it from other zoning districts in the town. Accompanying this map are regulations that set forth the uses allowed in each district, the sizes of lots allowed to be created, standards that must be met for certain uses to be approved in some districts, and standards that must be met for new construction of residential, commercial, industrial, and other types of uses.



For example, one district might be for residential uses, and new lots for single family homes need to be a certain size with a certain amount of frontage on a road. Other uses might be allowed in the district (e.g. a community park) while some uses

might be allowed with special permission (called a conditional use), for instance a community building. The idea is that you do not want to mix uses that are not compatible, such as a manufacturing facility in a residential neighborhood.

Zoning ordinances address these and many other land use issues, and include processes for property owners to obtain permission to construct new buildings, establish new uses, and expand existing uses.

Use Table

Key: P = Permitted by Right, C = Conditional Use, and N = Not Permitted

Use	Residential Districts				Business Districts				Industrial Districts			
	Rural	R-1	R-2	Residential	Business	Commercial	Industrial	Heavy	Light	Medium	Heavy	Light
Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A-1. Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A-2. Light product processing when not necessary to lights use	C	N	N	N	P	P	P	P	P	P	P	P
A-3. Bakery	C	N	N	N	P	P	P	P	P	P	P	P
A-4. Commercial nursery	C	N	N	N	P	P	P	P	P	P	P	P
A-5. Book or play shop	P	P	P	P	P	P	P	P	P	P	P	P
A-6. Home manufacturing facility	P	P	P	P	P	P	P	P	P	P	P	P
A-7. Industrial warehouse	P	N	N	N	C	N	C	N	C	P	P	P
A-8. Mail store	P	N	N	N	N	N	N	N	N	N	N	N
A-9. Restaurant	C	N	N	C	N	N	N	N	N	N	N	N
A-10. Retail product display	C	N	N	C	N	N	N	N	N	N	N	N
A-11. Retail manufacturing facility, low intensity	C	N	C	C	N	N	N	N	N	N	N	N
A-12. Retail manufacturing facility, high intensity	C	N	N	C	N	N	C	C	C	C	C	C
B. Residential Use	P	P	P	P	P	P	P	P	P	P	P	P
B-1. Single-family dwelling	P	P	P	P	P	P	P	P	P	P	P	P
B-2. Two-family dwelling	P	N	P	N	C	P	P	P	P	P	P	P
B-3. Three-family dwelling	C	N	P	N	C	P	P	P	P	P	P	P
B-4. Industrial or storage house	C	N	P	N	C	P	P	P	P	P	P	P
B-5. Retail development (see § 4-10)	C	N	P	N	C	P	P	P	P	P	P	P
B-6. Mobile home park (see § 4-13)	C	N	C	N	N	N	N	N	N	N	N	N
C. COMMERCIAL USE	P	P	P	P	P	P	P	P	P	P	P	P
C-1. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-2. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-3. Use of residence for business purposes, temporary home occupation (see § 4-10)	C	N	N	N	C	C	C	C	N	C	N	C
C-4. Use of residence for business purposes, home occupation (see § 4-10)	C	N	N	N	C	C	C	C	N	C	N	C
C-5. Restaurant, tavern, eatery (see § 4-10)	C	N	N	N	C	C	C	C	N	C	N	C
C-6. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-7. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-8. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-9. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-10. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-11. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-12. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-13. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-14. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-15. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-16. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-17. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-18. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-19. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-20. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-21. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-22. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-23. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-24. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-25. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-26. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-27. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-28. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-29. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-30. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-31. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-32. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-33. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-34. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-35. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-36. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-37. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-38. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-39. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-40. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-41. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-42. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-43. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-44. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-45. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-46. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-47. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-48. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-49. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-50. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-51. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-52. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-53. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-54. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-55. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-56. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-57. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-58. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-59. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-60. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-61. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-62. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-63. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-64. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-65. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-66. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-67. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-68. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-69. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-70. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-71. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-72. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-73. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-74. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-75. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-76. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-77. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-78. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-79. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-80. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-81. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-82. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-83. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-84. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-85. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-86. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-87. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-88. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-89. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-90. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-91. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-92. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-93. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-94. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-95. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-96. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-97. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-98. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-99. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P
C-100. Office, retail, civic use (see § 4-10)	P	P	P	P	P	P	P	P	P	P	P	P

Excerpts of the Use Table (left) and Dimensional Table (above)